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CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED

APR 3 1980

Marty Van Duyn

PLANNING DIRECTOR

CITY PLANNING DEPARTMENT

915 "I" STREET
CITY HALL - ROOM 308

SACRAMENTO, CALIF. 95814
TELEPHONE (916) 449-5604

April 3, 1980

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Request for amendment of the Methodist Hospital PUD to include five additional acres (P-8947)

LOCATION: 7500 Timberlake Way

SUMMARY

This is a request for entitlements necessary to expand the hospital parking area and provide a driveway access to Stockton Boulevard. The purpose of the expansion is to allow additional parking spaces and a secondary access which will connect Stockton Boulevard. The Planning Commission and staff recommend approval of the request. The Planning Commission also approved a special permit to allow the proposed use.

BACKGROUND INFORMATION

The applicant proposes to construct 90 additional parking spaces which will be located to the east of the main building. The proposal is consistent with the original PUD Schematic Plan. It is also compatible with surrounding land uses and the community plan for this area.

VOTE OF PLANNING COMMISSION

On March 13, 1980 the Planning Commission, by a vote of eight ayes, one absent, recommended approval of the PUD Amendment.

APPROVED
BY THE CITY COUNCIL

APR 8 1980

OFFICE OF THE
CITY CLERK

City Council

-2-

April 3, 1980

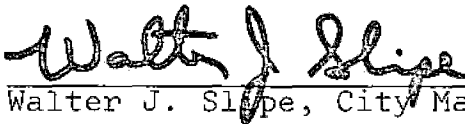
RECOMMENDATION

The staff and Planning Commission recommend that the City Council approve the PUD Amendment and adopt the attached resolution.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR TRANSMITTAL TO CITY COUNCIL:


Walter J. Slope, City Manager

MVD:HY:bw

April 8, 1980
District No. 8

Attachments
P-8947

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Herman Lorenz - 901 H Street, Suite 408, Sacramento, CA		
OWNER	Methodist Hospital of Sacto. - 7500 Timberlake Way, Sacramento, CA		
PLANS BY	Herman Lorenz - Nacht & Lewis Architects		
FILING DATE	2-8-80	50 DAY CPC ACTION DATE	REPORT BY
NEGATIVE DEC.	3-3-80	EIR	ASSESSOR'S PCL. NO. 117-181-06,07,21

- APPLICATION:
1. Environmental Determination
 2. Amend Methodist Hospital PUD to include five additional acres.
 3. Special Permit to expand the hospital parking area and construct a driveway access to Stockton Boulevard.

LOCATION: Southeast portion of Methodist Hospital PUD - 7500 Timberlake Way.

PROJECT INFORMATION:

General Plan Designation: Residential
Community Plan Designation: Hospital Site
Existing Zoning of Site: A
Existing Land Use of Site: Vacant
Surrounding Land Use and Zoning:
North: Offices; OB-R
South: Vacant; A
East: Vacant; A
West: Hospital; A
Property Dimensions: Irregular Area: 5+ Acres
Number of Parking Spaces: 90 Spaces

The Methodist Hospital proposes to expand the existing parking lot with an additional 90 parking spaces. This new lot would be located to the east of the main hospital building. In addition, a secondary driveway access would be constructed from the new parking area to Stockton Boulevard (see exhibit A). The applicant also requests that the designated Methodist Hospital PUD area be expanded to include the vacant five acre parcel to the south of the new parking area.

STAFF EVALUATION: The original Methodist Hospital PUD was approved by the Commission in 1965. The staff has no objection to the special permit or the PUD site expansion. The proposed parking expansion is consistent with the PUD schematic plan. The staff; however, suggests that tree islands be located within the parking lot as indicated by exhibit B.

The proposed driveway access to Stockton Boulevard would be located on the northerly border of the new property to be added to the PUD area. This driveway access would eliminate additional vehicle traffic around the hospital buildings.

The staff, however, suggests the applicant submit a master plan of the new property addition prior to any further hospital expansion. Futhermore, the staff suggests the entire PUD be rezoned to the appropriate zone such as OB(PUD) or R-0(PUD). This should be handled with the new master plan and any new building addition.

STAFF RECOMMENDATION: The staff recommends the following:

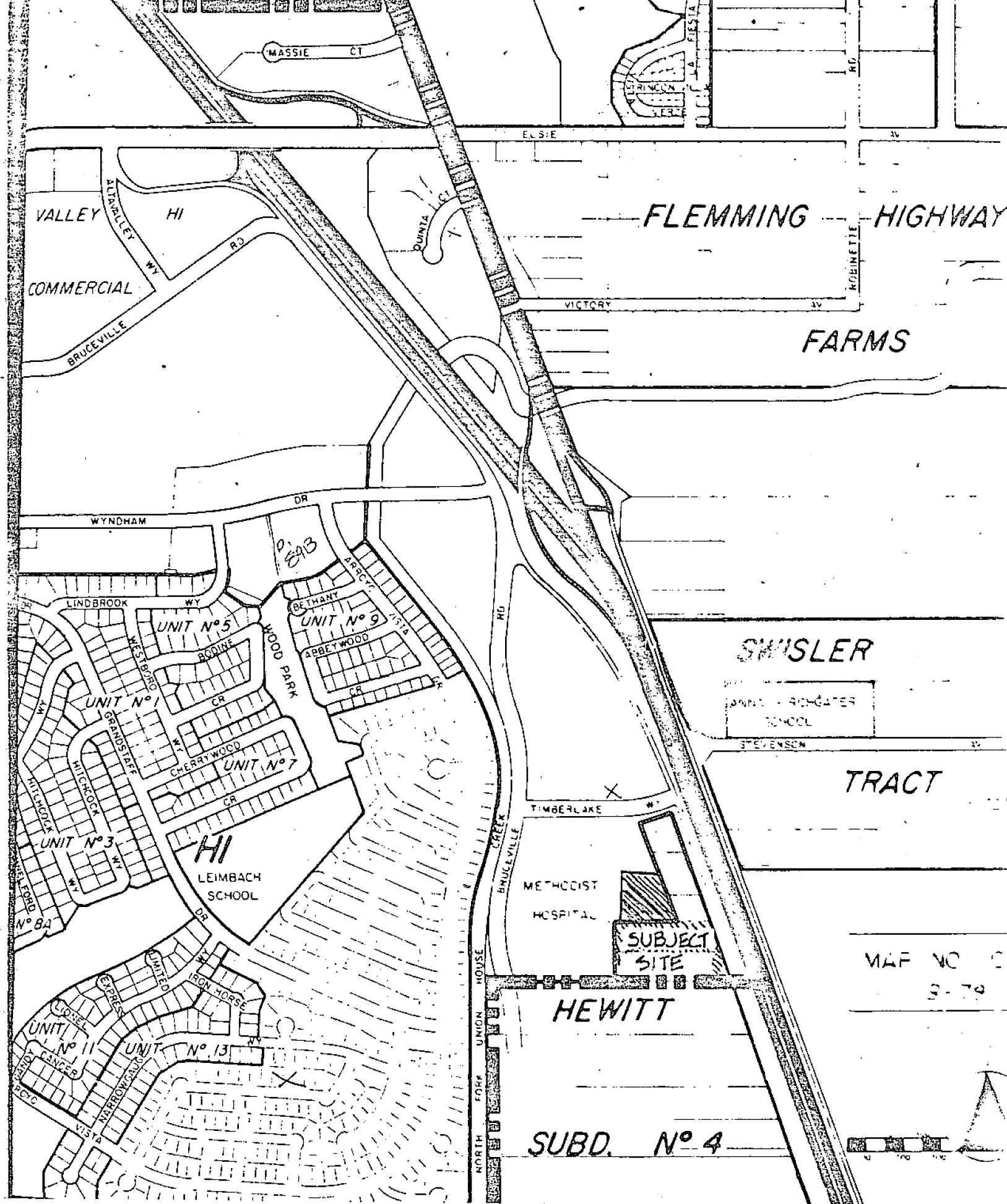
1. Ratification of the Negative Declaration.
2. Amend the Methodist Hospital PUD to include five additional acres as indicated by exhibit A.
3. Approval of the Special Permit to expand the parking area and provide a secondary driveway access subject to the following conditions and based on findings of fact:

Conditions

- a. Additional planting areas with 15 gallon trees shall be provided in the proposed parking area as indicated by exhibit B.
- b. Subject to review and approval of a detailed landscape plan by the staff. The plan shall include a variety in trees, shrubs, and ground cover for the proposed parking lot.
- c. A master plan of the subject 5+ acre addition to the PUD shall be submitted with any further parking or building expansion of the hospital to the Commission for review and consideration.
- d. The existing hospital site and the subject expansion shall be rezoned to the appropriate zone with the new master plan and building expansion review.

Findings of Fact

- a. The project is based on sound principles of land use in that:
 1. The proposed parking expansion is consistent with the hospital master plan.
 2. The proposed driveway access onto Stockton Boulevard would improve traffic circulation and eliminate additional traffic around the hospital building.
- b. The project is not injurious to the general public or surrounding properties in that the proposed use will not change the characteristics of the area.
- c. The project is consistent with the 1974 General Plan and Valley Hi Community Plan in that both plans designate the subject property as a hospital use.

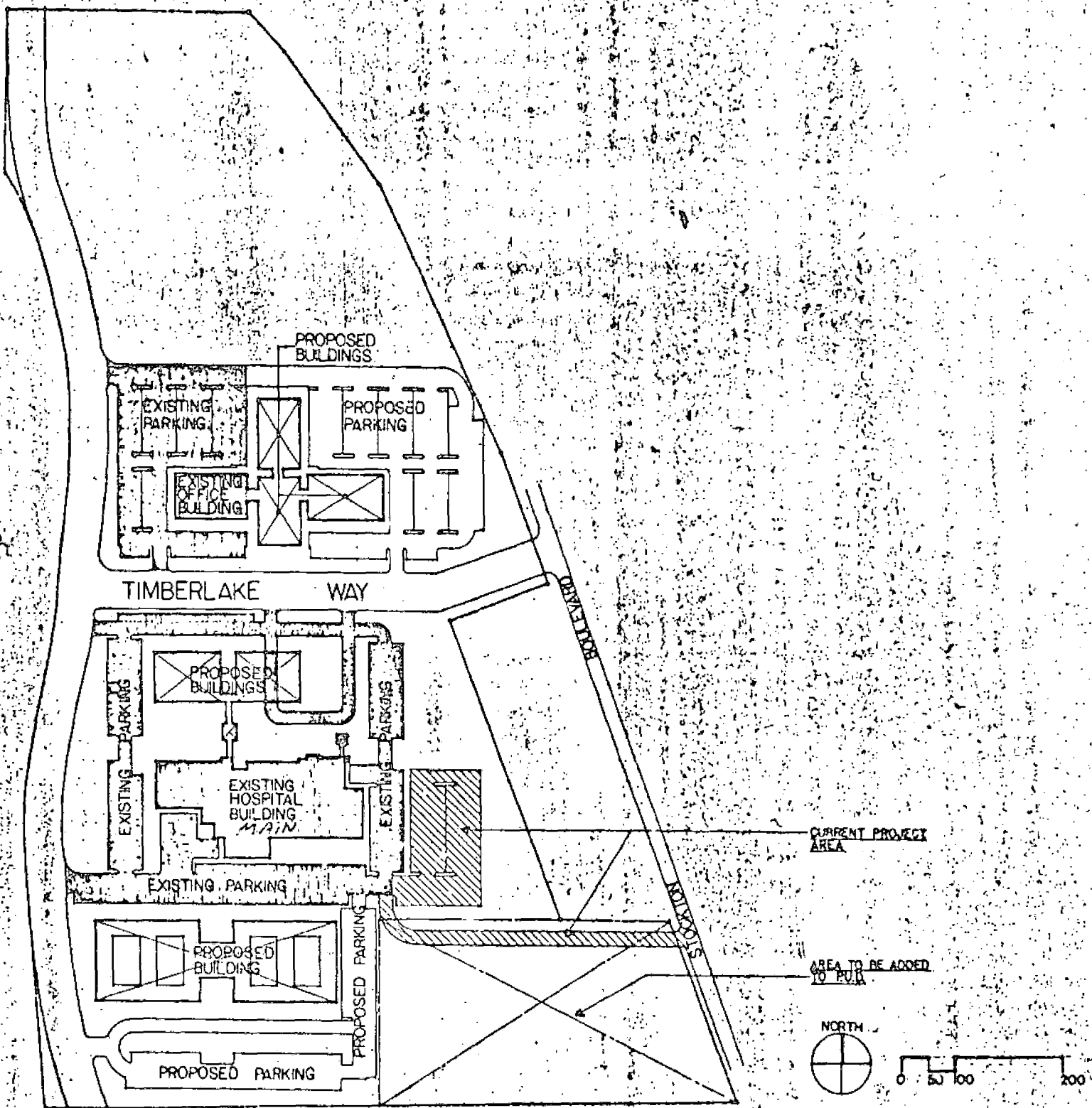



P-8947

MARCH 13, 1980

ITEM NO 11

EXHIBIT "A"



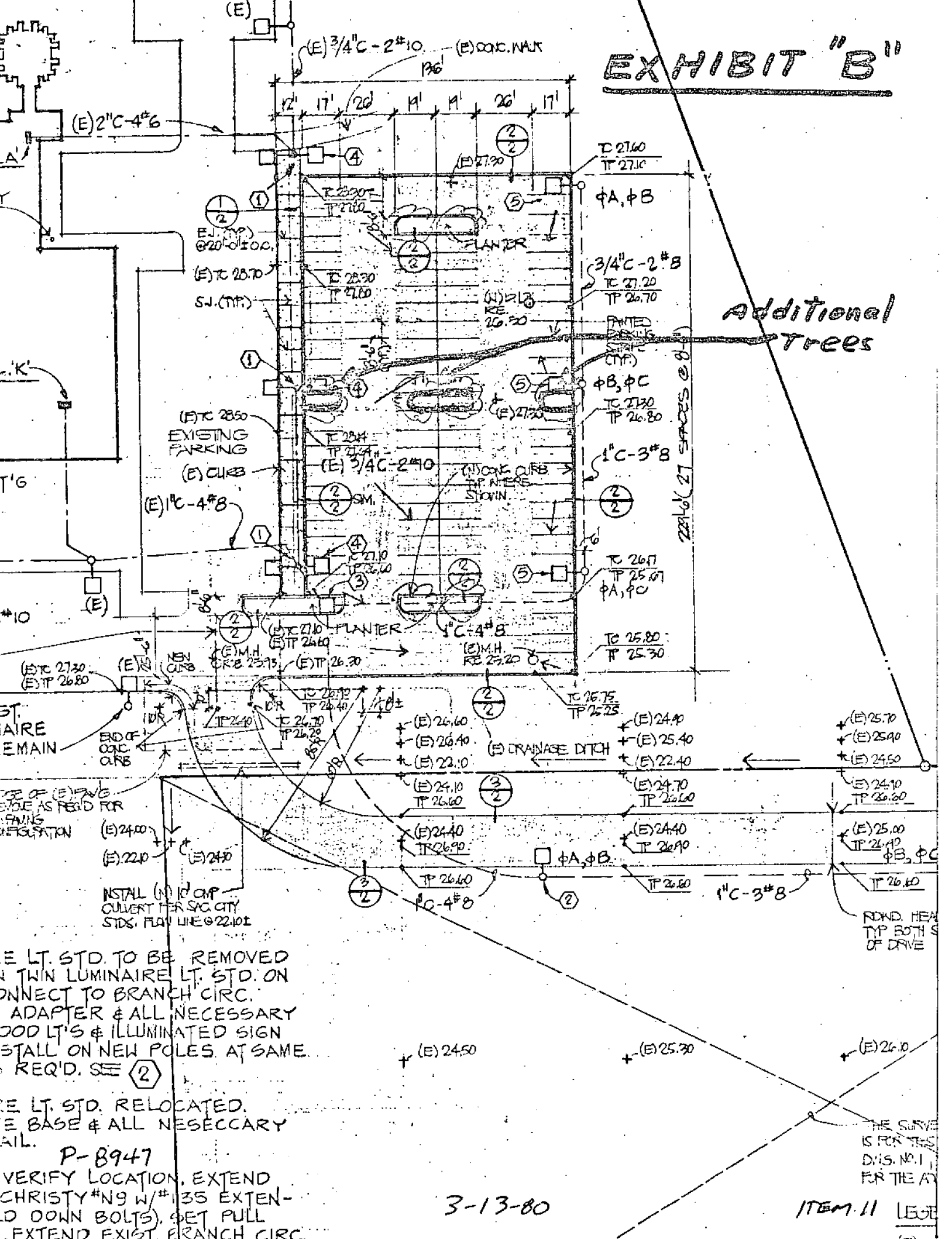
	NACHT & LEWIS ARCHITECTS SACRAMENTO CALIFORNIA	SITE PLAN FOR PUD
	PROJ. 3040H DATE 2/1/80	METHODIST HOSPITAL OF SACRAMENTO 7500 TIMBERLAKE WAY SACRAMENTO CALIFORNIA

P-8947

3-13-80

ITEM # 11

EXHIBIT "B"



Additional Trees

RE LOC. LT. STD. TO BE REMOVED
 & TWIN LUMINAIRE LT. STD. ON
 CONNECT TO BRANCH CIRC.
 ADAPTER & ALL NECESSARY
 GOOD LT'S & ILLUMINATED SIGN
 INSTALL ON NEW POLES AT SAME
 REQ'D. SEE (2)

RE LOC. LT. STD. RELOCATED.
 RE BASE & ALL NESECCARY
 W/AIL.

P-8947
 VERIFY LOCATION, EXTEND
 CHRISTY #N9 W/ #135 EXTEN-
 D DOWN BOLTS, GET PULL
 EXTEND EXIST BRANCH CIRC

3-13-80

ITEM 11

THE SURVEY
 IS FOR THE
 D.W.S. NO. 1
 FOR THE AT

RESOLUTION NO. 80-211

Adopted by The Sacramento City Council on date of

APRIL 8, 1980

RESOLUTION AMENDING THE METHODIST HOSPITAL PUD SCHEMATIC PLAN TO INCLUDE FIVE ADDITIONAL ACRES LOCATED ON THE WEST SIDE OF STOCKTON BOULEVARD APPROXIMATELY 650 FEET SOUTH OF TIMBERLAKE WAY (APN: 117-181-06,07,21) (P-8947)

WHEREAS, the City Council conducted a public hearing on April 8, 1980, concerning the above amendment and based on documentary and oral evidence submitted at the public hearings, the City Council hereby finds:

1. The proposed plan amendment will not adversely affect the surrounding uses;
2. The subject site is suitable for a hospital development; and
3. The proposal is consistent with the policies of the 1974 General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sacramento:

That the property on the west side of Stockton Boulevard approximately 650 feet south of Timberlake Way, in the City of Sacramento, is hereby added to the Methodist Hospital PUD Schematic Plan.

MAYOR

ATTEST:

CITY CLERK

bw

P-8947

APPROVED
BY THE CITY COUNCIL

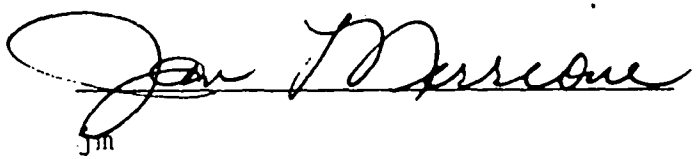
APR 8 1980

OFFICE OF THE
CITY CLERK

P-8947

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- 7. Various requests for property located at the northeast corner of Babette Avenue, southeast corner of 22nd Street and Pierre Avenue, southwest and southeast corners of Craig Avenue and Pierre Avenue, northeast corner of Craig Avenue, southwest corner of Beth Avenue and 22nd Street, northeast and northwest corners of John Still Dr. and 22nd Street. (P-8944) (D8)
 - a. Rezone from R-1 to R-1A
 - b. Tentative Map to divide 8 lots into 16 half-plex lots
 - c. Subdivision Modification to waive service connections
- 8. Rezone 34 corner lots from R-1 to R-1A. Loc: Riverbend Commons Subdivision, Lots on Hidden Cove Circle, Marani Way, Rush River Drive, De Mar Drive and Rocky Bend Circle. (P-8945) (D8)
- 9. Various requests for property located at the southwest corner of 14th Avenue and 58th Street. (P-8946) (D5)
 - a. Tentative Map to divide .8+ acre into 5 lots
 - b. Subdivision Modification to waive service connections to 2 lots
- 10. Amend Methodist Hospital PUD. Loc: 7500 Timberlake Way. (P-8947) (D8)
- 11. Various requests for property located at the northwest and southwest corners of Greenhaven Drive and South Land Park Drive. (P-8950) (D8)
 - a. Establish PUD
 - b. Designate PUD Schematic Plan
 - c. Rezone from A and R-1 to R-1A(PUD)
- 12. Various requests for property located at the east terminus of Grandstaff Drive and west of Union House Creek. (P-8951) (D8)
 - a. Amend Community Plan
 - b. Rezone 46+ acres from R-1 to R-1A
 - c. Tentative Map to divide 56+ acres into 263 single family lots
 - d. Subdivision Modification to create a lot more than 100 feet deep.


 JM

Attachments

HRG: 4-8-80
 CC: VAN DUYN
 CARSTENS
 MIRMONE
 TANIMOTO
 YEE



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET

CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814

TELEPHONE (916) 449-5428

LORRAINE MAGANA
CITY CLERK


April 9, 1980

Methodist Hospital of Sacramento
7500 Timberlake Way
Sacramento, CA 95823

Gentlemen:

On April 8, 1980, the City Council adopted the enclosed certified resolution amending the Methodist Hospital PUD Schematic Plan to include five additional acres located on the west side of Stockton Boulevard approximately 650 feet south of Timberlake Way. (APN: 117-181-06,07,21) (P-8947)

Sincerely,


Jaci Pappas
Acting City Clerk

JP:HO'

Encl.

cc: Herman Lorenz
Planning Department

Item No.28